

**Excerpt From Draft Minutes
Planning & Zoning Commission
Meeting of June 6, 2024**

Hold A Public Hearing To Consider An Ordinance Amending The Zoning On An Approximately 3.39-Acre Tract Zoned (LI) Light Industrial District And Located At 1811 Trinity Valley Drive To Establishing A Planned Development To Accommodate Development On Less Than 5-Acres Without Affecting Properties To Create Special Development Standards And To Provide Conceptual Plans; Amending The Official Zoning Map Accordingly. **Case No. PLZ 2024-052 Penikam Warehouse.** Case Coordinator: Emily Offer.

Emily Offer, Planner, advised this item is to consider a building extension on the east end of an existing warehouse. She reviewed a proposed rendering of the building, a zoning map, conceptual site plan, landscape plan, and building elevations. She advised that a mutual access drive is located on the adjacent property. Staff is recommending approval with staff stipulations.

Commissioner Overholt inquired about attaching the two buildings. Ms. Offer replied that a firewall will be built between the two buildings. (Upon further consideration, because the applicant merged the two properties, it is merely an extension to a building and a fire wall is not necessary.)

Chair Windrow asked if the applicant would like to speak.

Marissa Vera, Planner with McAdams, 4400 SH 121, Suite 100, Lewisville, presented her case. She stated that the total amount of property at this site is 3.39 acres. The existing building is 44,000 square feet and the proposed building will be 33,000 square feet. She stated it is in a light industrial district and provided a site plan reflecting a 15-foot rear yard and a 25-foot fire lane.

Chair Windrow opened the public hearing. There were no speakers. Chair Windrow opened the floor for discussion or a motion.

**** Commissioner Martin moved to close the public hearing and approve Case No. PLZ 2024-052 Penikam Warehouse with stipulations; second by Commissioner Foster. The motion was approved with a vote of 8-0 (Doyle absent).***